019.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,800 / 876,800
					USE VALUE:	876,800 / 876,800
					ASSESSED:	876,800 / 876,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PIONEER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PFISTER HANSPETER
Owner 2:	PFISTER RODERICK JENNIFER
Owner 3:	
Street 1:	6 PIONEER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHIMKAS ANTHONY F & ANNA F -
Owner 2:	-
Street 1:	6 PIONEER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6516.000	353,600		523,200	876,800
Total Card	0.150	353,600		523,200	876,800
Total Parcel	0.150	353,600		523,200	876,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 572.32 | /Parcel: 572.32

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13808
GIS Ref	
GIS Ref	
Insp Date	11/30/17

!1628!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,600	0	6,516.	523,200	876,800		Year end	12/23/2021
2021	101	FV	344,000	0	6,516.	523,200	867,200		Year End Roll	12/10/2020
2020	101	FV	344,000	0	6,516.	523,200	867,200	867,200	Year End Roll	12/18/2019
2019	101	FV	252,000	0	6,516.	677,000	929,000	929,000	Year End Roll	1/3/2019
2018	101	FV	252,000	0	6,516.	430,800	682,800	682,800	Year End Roll	12/20/2017
2017	101	FV	252,000	0	6,516.	393,900	645,900	645,900	Year End Roll	1/3/2017
2016	101	FV	252,000	0	6,516.	320,000	572,000	572,000	Year End	1/4/2016
2015	101	FV	242,500	0	6,516.	320,000	562,500	562,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:18:21

LAST REV

Date	Time
01/23/18	09:24:24
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHIMKAS ANTHONY	1252-198		5/31/2002		453,000	No	No		
	554-121		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	13808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2002	430	Redo Kit	25,000	O		G4	GR FY04	RENOVATE KITCHEN &

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	336	PATRIOT
9/15/2002	MLS	MM	Mary M
11/8/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	85.	0.94	2									523,160						523,200	

Total AC/HA:	0.14959	Total SF/SM:	6516	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	523,160	Spl Credit		Total:	523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.33537853
Const Adj.:	0.99989998
Adj $ / SQ:	186.934
Other Features:	93788
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434353
Depreciation:	80790
Depreciated Total:	353564

COMMENTS

SCUTTLE HOLE. 2OF= 2 BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

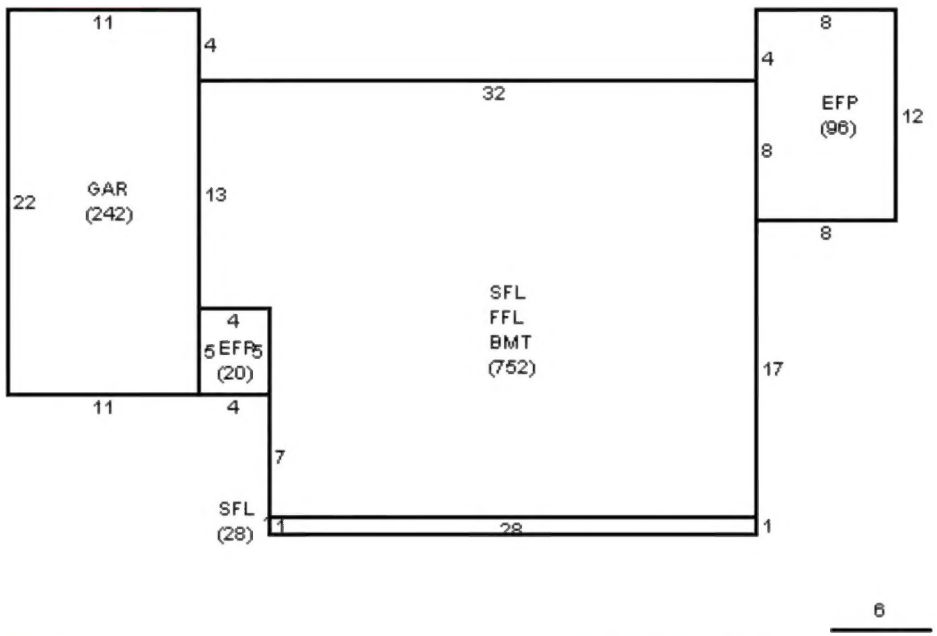
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.93
Special Features:	0	Val/Su Net:	133.84
Final Total:	353600	Val/Su SzAd	230.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	186.930	145,809
BMT	Basement	752	56.080	42,172
FFL	First Floor	752	186.930	140,575
GAR	Garage	242	25.330	6,129
EFP	Enclos Porch	116	50.690	5,880

Net Sketched Area:	2,642			Total:	340,565
Size Ad	1532	Gross Area	2642	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc